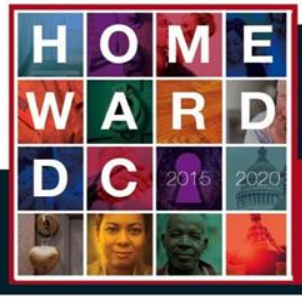

GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

A FRESH START TO ENDING FAMILY HOMELESSNESS

Short-term Family Housing in Ward 1
2500 14th Street, NW

Advisory Team Meeting

August 8th, 2018

DC | DEPARTMENT of HUMAN SERVICES

DGS THE DEPARTMENT OF GENERAL SERVICES

WE ARE WASHINGTON DC GOVERNMENT OF THE DISTRICT OF COLUMBIA MURIEL BOWSER, MAYOR

Agenda

I. **Welcome & Introductions**
II. Introduction to new design and build teams
III. Preliminary building design and timelines
IV. Summary and next steps

Ward 1 Advisory Team Members

Co-Chairs

- Kristy Greenwalt, Director, Interagency Council on Homelessness, EOM
- Jennifer Bristol, Commissioner, ANC 1B

Community, ANC and Council Representatives

- Joshua Mater (1B08)
- Erica Wissolik (Community representative)
- Jessica Venegas (Community representative)
- Yuri Blazar (Aria Development)

Ward Councilmember

- Councilmember Nadeau or designee
- Sara Akbar (Community representative)
- Ethan Ngo (Community representative)

School Representative

- Ivelina Benitez

Homeless Services Stakeholders

- Ivelina Benitez (LAYC)
- Tim Fretz (N Street Village)

DC Executive Government Representatives

- Department of General Services, Project Manager (Brian Butler)
- Department of Human Services (Darrell Cason)
- Department of Parks and Recreation (Nick Kushner)

Purpose of the Advisory Team

	Advisory Team Responsibilities
1	Gather feedback from neighbors and constituent groups, and disseminate information to neighbors and constituent groups.
2	**Review and provide input into project exterior design and landscaping.**
3	Provide feedback related to quality of life during construction, and work with the District to develop Construction Management Guidelines for the project.
4	Work with the partners to develop a Good Neighbor Agreement.

In Scope

- Gathering input and providing feedback on exterior design, construction processes, and how the program operates in the community
- Assisting with engaging neighbors and residents about the project

Out of Scope

- Interior building design and programming requirements relating to Short-Term Family Housing.
- Legislative or judicial processes relating to the Short-Term Family Housing.

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GCS | SIGAL

Founded in 1986, GCS, Inc. initially provided general construction services including maintenance, repair, carpentry, demolition, and concrete services.

SIGAL Construction Corporation began providing construction services in the Washington, DC area in 1977.

In 2018 SIGAL returned to DC to officially join GCS, forming GCS | SIGAL, combining the strengths of the two companies into a single team.

GCS | SIGAL is a Certified Business Enterprise (CBE) in Washington, DC, and is a Longtime Resident Business and Resident-Owned Business.

FIRM AGE
32 years

FIRM SIZE
35 Employees

DC RESIDENTS
7 Employees

GCS | SIGAL

GCS | SIGAL is committed to sustainably building and supporting programs that reduce our company's environmental impact.

We seek to continually improve our environmental performance as an integral part of our business strategy and share the District's goal of becoming the healthiest, greenest, and most livable city in the United States.

SELECT CERTIFIED PROJECTS

1331 L Street NW, LEED Gold

1828 L Street NW, LEED Gold

425 Eye Street NW, LEED Gold

440 First Street NW, LEED Platinum

AIA|DC District Architecture Center, LEED Gold

APS/Syphax Education Center, LEED Silver

The Blairs, LEED EBOM Gold

C. Milstein & Fam. Global Academic Center, NYU, LEED Gold

Carlos Rosario International PCS, LEED Gold

Discovery Elementary School, Net-Zero Energy

Duke Ellington School of the Arts, LEED Gold*

Edward Felegy Elementary School, LEED Gold

Francis L. Cardozo Education Campus, LEED Gold

Gallaudet University LLRH6, LEED Silver

Garrison Elementary School, LEED Gold*

Hampton Inn & Suites DC Ballpark, LEED Silver

Hampton Inn Washington, DC/White House, LEED Gold

The HSC Foundation, LEED Gold

John and Jill Ker Conway Residences, Enterprise Green Communities Certification

Mortgage Bankers Association (MBA) HQ, LEED Gold

Raymond Recreation Center, LEED Silver

R.I.S.E Demonstration Center, LEED Gold

River Terrace Education Campus, LEED Gold

Savoy Elementary School, LEED Gold

Shirlington Theater and Library, LEED Silver

SIGAL Construction Corporate Offices, LEED Silver

T. Clay Wood Elementary School, LEED Silver

The Tower Building at Tower Oaks, LEED Silver

Veterans Administration at 425 Eye Street NW, LEED Silver

Wilson Aquatic Center, LEED Silver

Woodrow Wilson High School, LEED Schools Gold

GCS | SIGAL

As a Longtime and Resident Owned Certified Business, GCS |SIGAL continues to be strong advocate for the CBE program in the District.

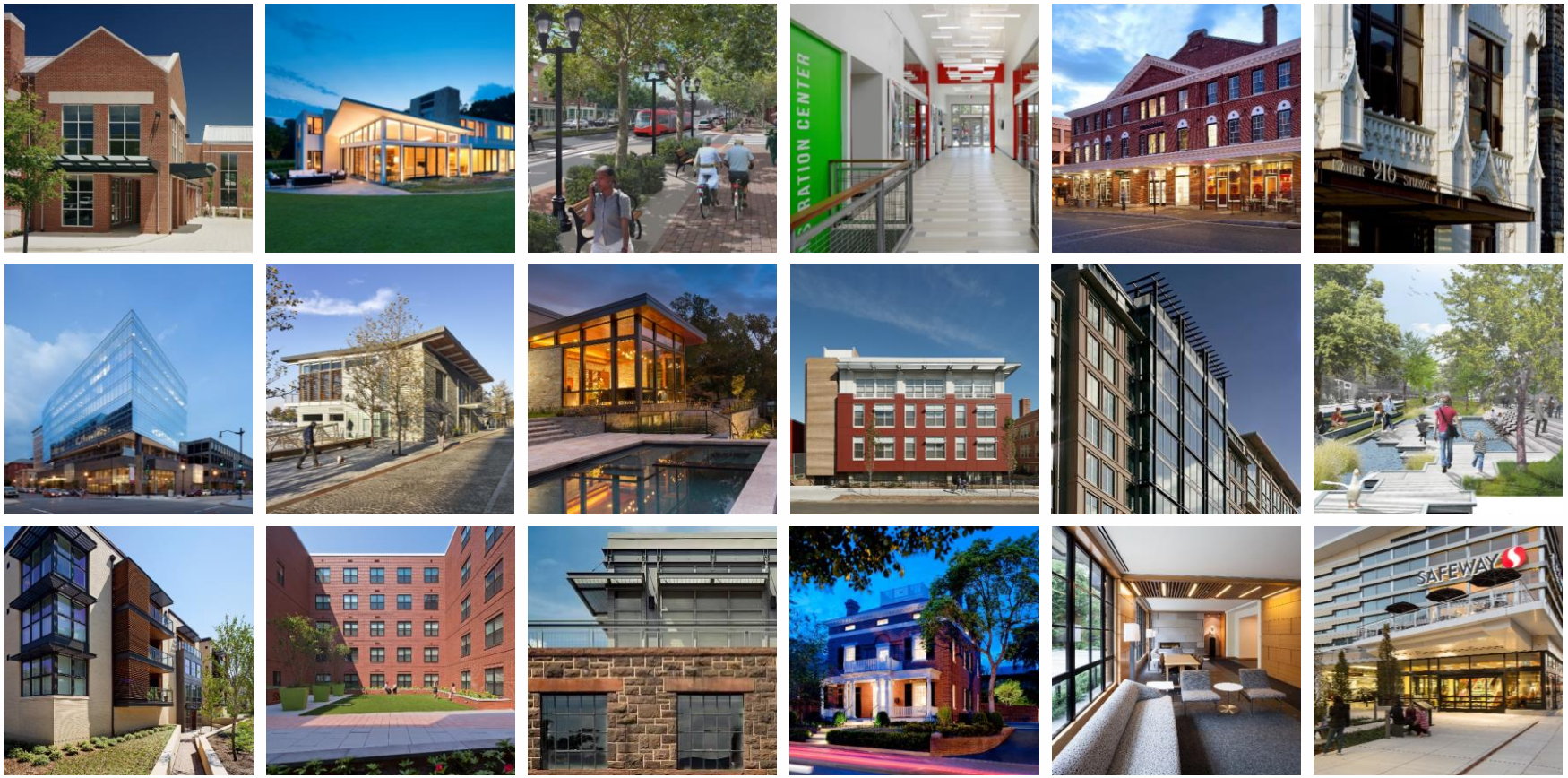
We recognize the challenges posed for small and local businesses seeking the opportunity to participate on building projects, and we continue to add new CBE companies to our network with each project.

We are proud to have met or exceeded our CBE participation goals on every project.

CHART OF PREVIOUS CBE PARTICIPATION

Project	*CBE Participation %*
FAB Labs at Martin Luther King, Jr. Library	65%
Petworth Library	71%
John and Jill Ker Conway Residences	52% (estimated)
The Residences at Gateway	48% (estimated)
MPD First District Headquarters	56%
Office of Cable Television	47%
Duke Ellington School of the Arts	59%
River Terrace Education Campus	67%
Woodrow Wilson High School	52%
Cardozo Education Campus	53%
Rose Hardy Middle School	37%
Savoy Elementary School	54%
Brookland at Bunker Hill Education Campus	57%

CUNNINGHAM | QUILL ARCHITECTS



CUNNINGHAM | QUILL ARCHITECTS

SUCCESSFUL APPROVALS EXPERIENCE
Our projects have been reviewed and approved by:

- U.S. Commission of Fine Arts (CFA) and Old Georgetown Board (OGB)
- DC Historic Preservation Review Board (HPRB)
- National Capital Planning Commission (NCPC)
- National Park Service (NPS)
- DC Board of Zoning Adjustment (BZA)
- DC Advisory Neighborhood Commissions (ANC)
- DC Office of Planning (DCOP)
- DC Zoning Commission (ZC)

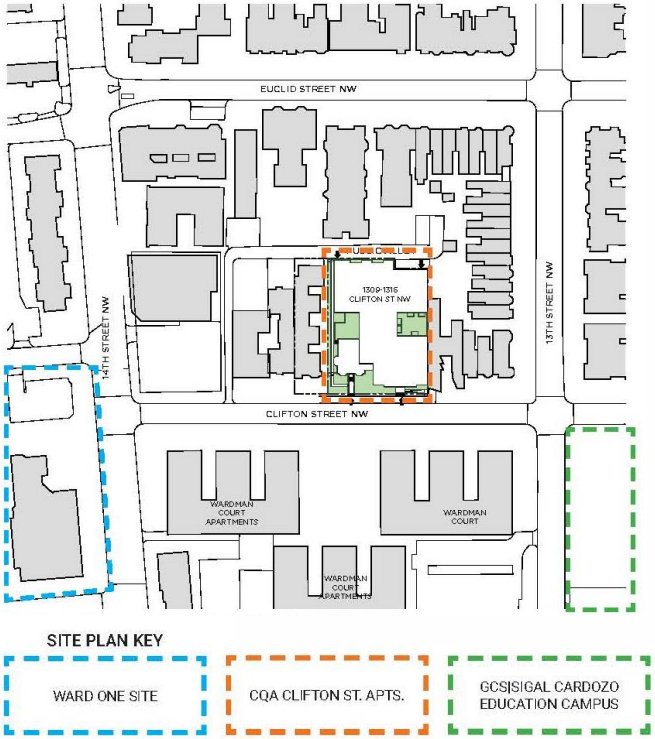
COMMUNITY ENGAGEMENT & PARTICIPATION
All of our projects incorporate community engagement which builds understanding, consensus and informs the design. Our extensive experience and success in outreach is founded upon employing outreach tactics such as site tours, small stakeholder meetings, open houses and workshop charrettes in an outreach strategy tailored to each project's needs.

- Establishing a sustained presence.
- Building community dialogue.
- Raising public awareness
- Group discussions to draw out ideas
- Press, websites, mailers/postcards, email, twitter, blogs, Facebook

WARD ONE EXPERIENCE

GCS | SIGAL
Cardozo Education Campus

CUNNINGHAM | QUILL ARCHITECTS
Clifton Street Apartments (PUD Process with Community)
The Calistoga Residential Building
Chapin Street Lofts
1842-1844 Monroe Street NW
Kalorama Condominiums



CARDOZO EDUCATION CAMPUS

CLIFTON STREET APARTMENTS

SHORT-TERM FAMILY HOUSING AND SIMILAR PROJECTS

GCS | SIGAL
John and Jill Ker Conway Residences

CUNNINGHAM | QUILL ARCHITECTS
Ward 7 Short-Term Family Housing Facility

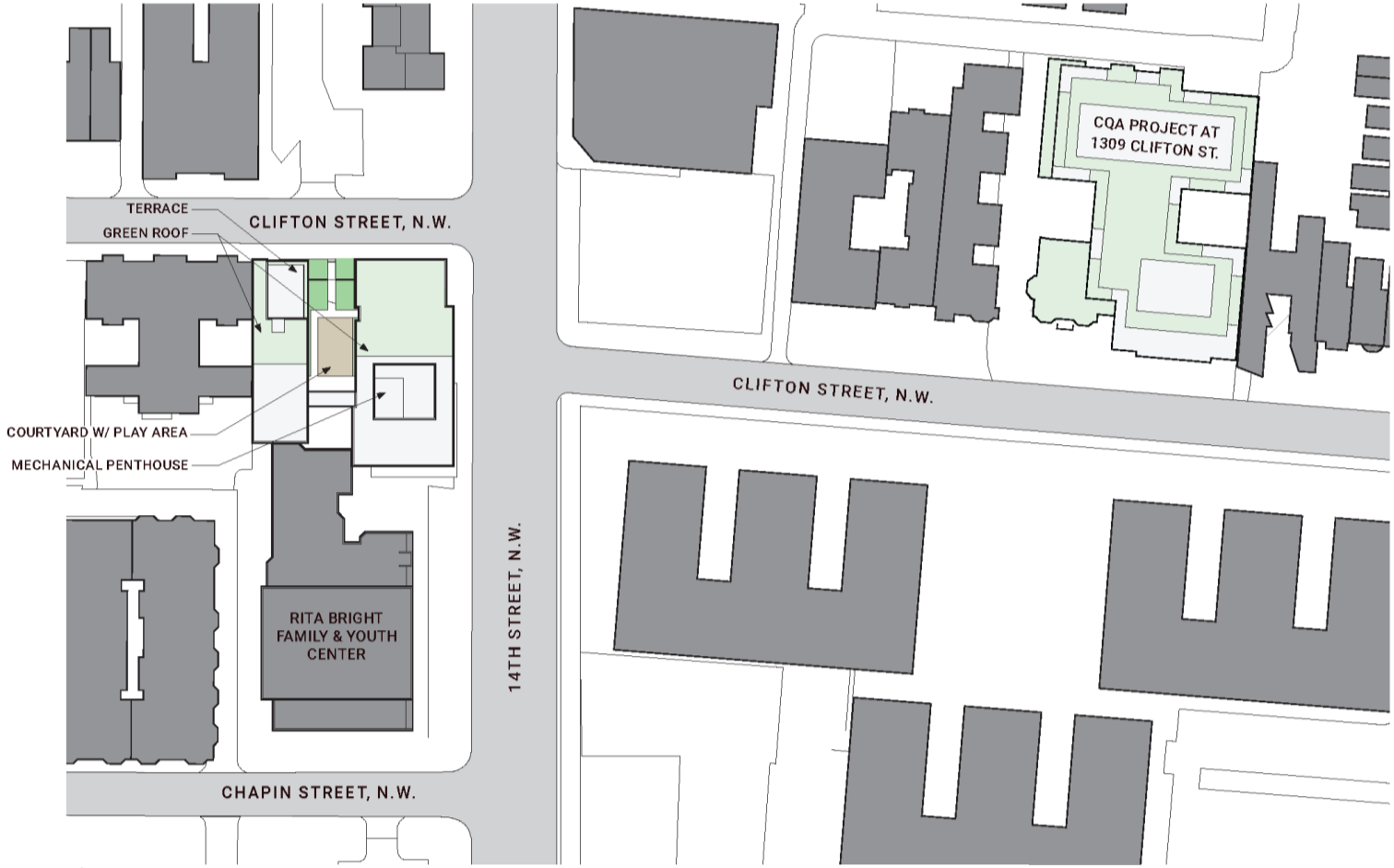
Site Studies for Short-term Family Housing Facilities located in Ward 1, 3 and 6

JOHN AND JILL KER CONWAY RESIDENCES

WARD 7 SHORT-TERM FAMILY HOUSING FACILITY

PRELIMINARY DRAFT – CONCEPT DESIGN

Drawings shown are for illustrative purposes only and may not reflect final building design.



SITE PLAN

PRELIMINARY DRAFT – CONCEPT DESIGN

Drawings shown are for illustrative purposes only and may not reflect final building design.

14TH STREET & CLIFTON STREET, VIEW FROM NORTHEAST

PRELIMINARY DRAFT – CONCEPT DESIGN

Drawings shown are for illustrative purposes only and may not reflect final building design.

VIEW UP 14TH STREET, VIEW FROM SOUTHEAST

PRELIMINARY DRAFT – CONCEPT DESIGN

Drawings shown are for illustrative purposes only and may not reflect final building design.

AXONOMETRIC FROM NE

PRELIMINARY DRAFT – CONCEPT DESIGN

Drawings shown are for illustrative purposes only and may not reflect final building design.

AXONOMETRIC FROM SE

PRELIMINARY DRAFT – CONCEPT DESIGN

Drawings shown are for illustrative purposes only and may not reflect final building design.

VIEW OF THE COURTYARD FROM CLIFTON STREET, VIEW FROM NORTH

PRELIMINARY DRAFT – CONCEPT DESIGN

Drawings shown are for illustrative purposes only and may not reflect final building design.

VIEW FROM 14TH STREET & CLIFTON STREET, VIEW FROM NORTHEAST

Design Process

Design Milestone	Target date
Design Process Advisory Team provides input on: • Exterior façade of the building. • Exterior materials (within budget) • Site layout and proposed parking plan • Construction Guidelines	Through April 2019
Estimated construction start	May 2019
Project completion	Summer 2020

Design Feedback

We are seeking feedback from the Advisory Team on the following questions:

1	What is your reaction to the concept design?
2	What is your reaction to the site layout?
3	Are there nearby buildings in the neighborhood that you like or dislike?
4	How can we best ensure that this building will fit into the fabric of the neighborhood?
5	Do you have any concerns to share?

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Future Meetings & Communication

Upcoming meetings:

- August 22nd Advisory Team meeting (team vote)
- August 29th presentation to ANC 1B Economic Development Committee
- September 26th Advisory Team meeting

For more information visit **mayor.dc.gov/HomewardDC**

Construction questions and concerns: STFHprojects.DGS@dc.gov

For construction information: Please visit **bit.ly/BuildingSTFH** and click Ward 1 link

Questions? Email **DMHHS@dc.gov**.